

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



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Mary L. Johnson, *Vice-Chair*
Bob Marshall Jr.
Perry Petersen
Joe Sammut
Robert Schindler
Mark Tobin

A G E N D A

Planning Commission Meeting
Tuesday - November 7, 2000
City Hall Council Chambers
567 El Camino Real
6:00 P.M. to 11:15 P.M.

Agenda is posted on the San Bruno web site at <http://www.ci.sanbruno.ca.us>

Roll Call

Pledge of Allegiance

Specific Plan Study Session (6:00 P.M. to 7:00 P.M.) (Public Comment)

The Planning Commission is hereby conducting a public hearing to discuss the Draft Navy Site Specific Plan and the Draft Environmental Impact Report for the lands owned by the United States Navy and Marine Reserves and several adjoining lands. The purpose of this public hearing is to gather input from property owners, government entities, interested parties, and concerned residents with regard to the proposed land uses, traffic, open space, parking, etc. All public comments will be recorded and reviewed. The Draft Specific Plan and Draft Environmental Impact Report will be available for public review for a forty-five (45) day period which commenced on Friday, October 27 and will end at 5:00 p.m. on December 11, 2000. Copies are available at the San Bruno City Library and the Community Development Department at 567 El Camino Real, San Bruno.

Environmental Determination:
Environmental Impact Report (EIR)

Zoning District:
Administrative Research (A-R)
Neighborhood Commercial (C-N)
High Density Residential (R-4)
Open Space (O)

(Additional Action Items to begin review at 7:00 P.M.)

1. **Approval of Minutes** September 19, 2000
2. **Communications**
3. **Public Comment** Items Not on Agenda
4. **2540 Wentworth Drive**
Variance 00-05 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning:
Single Family Residential (R-1)

Request for a variance to allow a six foot high retaining wall where only a three foot high partition is allowed; per Section 12.84.150 and Chapter 12.124 of the San Bruno Zoning Ordinance - Clodagh Coles, applicant/owner; V-00-05.
5. **546 First Avenue**
Use Permit 00-29 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning:
Single Family Residential (R-1)

Request for a Use Permit to allow the construction of a 926 square foot addition to an existing dwelling with a one-car garage that will result in a greater than 50% expansion to the existing gross floor area, a floor area ratio of .63 where .55 is allowed and a second story that is not set back five feet further than the front setback of the first story; per Sections 12.200.030.B.1&5, 12.200.040.B.2, and 12.200.050.B of the San Bruno Zoning Ordinance - Balram Kumar, applicant/owner.
6. **625 Sixth Avenue**
Use Permit 00-30 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning:
Single Family Residential (R-1)

Request for a Use Permit to allow the construction of an addition to an existing single-family home that would result in a gross floor area increase of over 50%; per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance - Jagdish Kumar, owner.
7. **105 Cypress Avenue**
Use Permit 00-31 (Public Hearing)
Minor Modification 00-07

Environmental Determination:
Categorical Exemption

Zoning:
Single Family Residential (R-1)

Request for a conditional use permit to construct a 1097 square foot addition to the rear of an existing single-family dwelling resulting in a living area of 2327 square feet with a single-car garage where 1825 square feet is allowed; an addition of greater than 50% gross floor area; a floor area ratio of .69 where .55 is allowed; and a minor modification permit to allow continuation of a substandard side yard setback; per Sections 12.120.010.B, 12.200.030.B1,2, 12.200.050.B, and 12.200.080.A.1 of the San Bruno Zoning Ordinance - Victoria and Garo DerTerrosian, owners.

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| <p>8. 1052 San Felipe Avenue
Use Permit 00-32 (Public Hearing)
Minor Modification 00-08</p> <p><u>Environmental Determination:</u>
Categorical Exemption</p> <p><u>Zoning:</u>
Single Family Residential (R-1)</p> | <p>Request for a Use Permit to construct a 912 square foot addition to the rear of an existing single-family dwelling that will result in a greater than 50% expansion to the existing gross floor area and 1862 square feet of living area with a single-car garage where 1825 square feet is allowed; and would continue a substandard side yard setback; per Sections 12.1120.010.B, 12.200.030.B.2, and 12.200.080.A.2 of the San Bruno Zoning Ordinance - Niall O'Neill, designer/applicant.</p> |
| <p>9. 3071 Susan Drive
Use Permit 00-34 (Public Hearing)</p> <p><u>Environmental Determination:</u>
Categorical Exemption</p> <p><u>Zoning:</u>
General Commercial (C-1)</p> | <p>Request for a Use Permit to construct a 1763 square foot, second-story addition to an existing single-family dwelling with a two-car garage that will result in a greater than 50% expansion to the existing gross floor area, results in a floor area ratio of .552 which slightly exceeds the maximum allowed floor area ratio of .55 and contains greater than 2,800 sq.ft. of living area with a two-car garage; per Sections 12.200.030.B.1&2, 12.200.050.B and 12.200.080.A.3 of the San Bruno Zoning Ordinance - Butch Henke, owner/applicant.</p> |
| <p>10. Capital Improvement Project Budget</p> | <p>Planning Commission review of Capital Improvement Project Budget for conformance with the General Plan.</p> |
| <p>11. City Staff Discussion</p> | |
| <p>12. Planning Commission Discussion</p> | |
| <p>13. Adjournment</p> | |

If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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